

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, AUGUST 6, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: July 16, 2009
3. Review of Zoning Ordinance
 - a. HR Hotel Resort Zoning Ordinance (Pls print and bring to meeting)
 - b. Recommendation to Village Council
 - c. Council deadline to complete the work: September 1
 - d. Approach to reviewing all of the zoning recommendations (Ordinance attached)
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: July 16, 2009

1. The meeting was called to order at 8:31 a.m. .
2. Attendance was recorded by Staff.
3. The minutes of the July 16, 2009 meeting were approved subject to a correction to paragraph 4(b): the word "change" should be replaced with the word "deny" and the word "failed" should be replaced with the word "passed".
4. The Committee discussed the following: density limits with the following motions:
 - a. approve 1 apartment per 3.5 hotel units. This motion failed 6-3.
 - b. approve regulations that encourage a hotel. This motion passed 7-2.
 - c. the current density caps at 16 units per acre for apartments and 30 units per acre for hotels. This motion passed 7-2. The Committee requested that the minutes reflect that those in favor

of the motion were: Frank Caplan, Basha Hicks, Robert de Cespedes, Barry Goldmeier, Willie Borroto, Mario Garcia-Sera, and Julie Alvarez. Those opposed were: Arturo Aballi and Deborah de Leon.

- d. deny changing the density to 1 apartment per 3.5 hotel rooms. This motion passed 5-4.
 - e. approve a motion to reduce the apartment density from 16 to 12 units per acre. This motion failed 4-5.
- 5. There was a consensus that staff should prepare an ordinance based on the regulations that have been approved by the ZORC.
 - 6. The next meeting was set for Aug 6.
 - 7. The meeting adjourned at 10:07 a.m.
 - 8. Respectfully Submitted
Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department